



GENERAL ASSEMBLY

COMMONWEALTH OF KENTUCKY

2013 REGULAR SESSION

HOUSE BILL NO. 260

THURSDAY, FEBRUARY 21, 2013

The following bill was reported to the Senate from the House and ordered to be printed.

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ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY L. Adler

1 AN ACT relating to tax increment financing.

2 *Be it enacted by the General Assembly of the Commonwealth of Kentucky:*

3 ➔Section 1. KRS 154.30-050 is amended to read as follows:

4 (1) The Signature Project Program is hereby established. The purpose of this program is
5 to encourage private investment in the development of major projects that will have
6 a significant impact on the Commonwealth of Kentucky and are judged to be of
7 such a magnitude that the effect upon the location of such project warrants
8 extraordinary public support.

9 (2) There shall be two (2) separate initiatives under this program. The first initiative,
10 the criteria and details of which are set forth in paragraph (a) of this subsection,
11 shall apply to qualifying projects that are not the subject of a contract under KRS
12 65.495 in effect on or before the March 23, 2007, but that have a project grant
13 agreement executed pursuant to KRS 154.30-070 prior to January 1, 2008. The
14 second initiative, the criteria and details of which are set forth in paragraph (b) of
15 this subsection, shall apply to projects that meet the specified requirements on or
16 after January 1, 2008.

17 (a) For projects that are not the subject of a contract under KRS 65.495 in effect
18 on or before March 23, 2007, but that have a project grant agreement executed
19 pursuant to the provisions of KRS 154.30-070 prior to January 1, 2008:

20 1. The criteria for qualification shall be as follows:

21 a. The project shall represent new economic activity in the
22 Commonwealth; and

23 b. The project shall result in a minimum capital investment of two
24 hundred million dollars (\$200,000,000).

25 2. The following provisions shall apply to projects that meet the criteria
26 established in subparagraph 1. of this paragraph:

27 a. KRS 65.7051 shall not apply to the establishment of a

- 1 development area;
- 2 b. The city or county in which the project is located shall adopt an
- 3 ordinance establishing the development area. The ordinance shall
- 4 be adopted in accordance with KRS 65.7053(1)(a), (b), (c), (d), (e),
- 5 (h), (i), (j), (k), (l), and (m);
- 6 c. KRS 65.7049, 65.7053(2) and (3), 65.7057, 65.7059, 65.7061,
- 7 65.7063, 65.7065, and 65.7067, relating to local development
- 8 areas, shall apply;
- 9 d. An application for state participation shall have been submitted as
- 10 provided in KRS 154.30-030. The application shall include the
- 11 information required by KRS 154.30-030(2)(a) 1.a. and b.;
- 12 e. The report provided for in KRS 154.30-030(2)(a) 3.b. shall not be
- 13 required, and the certification required by KRS 154.30-030(6)(b)
- 14 shall not be required;
- 15 f. A project grant agreement shall be executed in accordance with
- 16 KRS 154.30-070; and
- 17 g. KRS 154.30-080 and 154.30-090 shall apply.
- 18 3. Projects that meet the criteria established in subparagraph 1. of this
- 19 paragraph shall be eligible for the following:
- 20 a. Up to one hundred percent (100%) of approved public
- 21 infrastructure costs, excluding any sales and use tax paid, may be
- 22 recovered;
- 23 b. Up to one hundred percent (100%) of the financing costs
- 24 associated with approved public infrastructure costs may be
- 25 recovered;
- 26 c. In a county containing a city of the first class, the local
- 27 participation agreement may provide for the release of up to eighty

1 percent (80%) of the increment from the tax levied under KRS
 2 91A.390 derived by the governing body within the project
 3 development area. The amount released shall not exceed a base
 4 amount of four hundred thousand dollars (\$400,000) in the first
 5 year of the local participation agreement, which base amount shall
 6 be increased in each subsequent year of the grant agreement by
 7 four percent (4%); and

8 d. Up to one hundred percent (100%) of approved signature project
 9 costs, excluding any sales and use taxes paid, subject to the
 10 following:

11 i. The authority shall review proposed expenditures for
 12 inclusion in the tax incentive agreement. The
 13 authority may approve the type of expenditures it
 14 determines are necessary for completion of the private
 15 development; and

16 ii. Approved signature project costs shall be detailed in the tax
 17 incentive agreement.

18 (b) Beginning January 1, 2008:

19 1. A project shall meet all of the following criteria to be considered for
 20 state participation under this program:

21 a. The project shall represent new economic activity in the
 22 Commonwealth;

23 b. The project shall result in a minimum capital investment of two
 24 hundred million dollars (\$200,000,000);

25 c. The project shall result in a net positive economic impact to the
 26 Commonwealth, taking into consideration any substantial adverse
 27 impact on existing Commonwealth businesses. The net positive

1 impact shall be certified to the commission as required by KRS
2 154.30-030(6)(b); and

3 d. Not more than twenty percent (20%) of the capital investment or
4 twenty percent (20%) of the finished square footage shall be
5 devoted to the support or development of assets that will be
6 utilized for the retail sale of tangible personal property.

7 2. Projects that meet the criteria established by subparagraph 1. of this
8 paragraph shall comply with all relevant provisions of this subchapter.

9 3. Projects that meet the criteria established by subparagraphs 1. and 2. of
10 this paragraph shall be eligible to recover:

11 a. Up to one hundred percent (100%) of approved public
12 infrastructure costs, excluding any sales and use taxes paid;

13 b. Up to one hundred percent (100%) of the financing costs
14 associated with approved public infrastructure costs; and

15 c. Up to one hundred percent (100%) of approved signature project
16 costs, excluding sales and use taxes paid subject to the following:

17 i. The authority shall review proposed expenditures for
18 inclusion in the tax incentive agreement. The authority may
19 approve the type of expenditures it determines are necessary
20 for completion of the private development; and

21 ii. Approved signature project costs shall be detailed in the tax
22 incentive agreement.

23 (3) The authority shall review the application, the certification required by KRS
24 154.30-030, if applicable, and supporting information as provided in KRS 154.30-
25 030.

26 (4) The authority shall specifically identify the state taxes from which incremental
27 revenues will be pledged. The authority may pledge up to eighty percent (80%) of

1 the incremental revenues from the identified state tax revenues from the footprint,
2 provided that the maximum amount of incremental revenues that may be pledged
3 for a project during the term of the tax incentive agreement from all approved state
4 taxes shall not exceed one hundred percent (100%) of approved public
5 infrastructure costs, approved signature project costs, and financing costs.

6 (5) As part of the approval process, the authority shall determine the following:

7 (a) The footprint of the project;

8 (b) The maximum amount of approved public infrastructure costs, approved
9 signature project costs, and financing costs;

10 (c) That the local revenues pledged to support the public infrastructure of the
11 project, and local revenues pledged to support the overall project are of a
12 sufficient amount to warrant participation of the Commonwealth in the
13 project;

14 (d) The termination date of the tax incentive agreement, not to exceed thirty (30)
15 years from the activation date;

16 (e) Any adjustments to be made to old revenues, in determining incremental
17 revenues during each year of the term of the project grant agreement; and

18 (f) Any approved signature project costs;

19 (6) For the purpose of making the determination required by KRS 139.515(2), the
20 authority shall review the projected expenditures for tangible personal property used
21 in the construction of a signature project, as defined in KRS 139.515(1), and shall
22 establish an approximate percentage of the total anticipated expenditures that are
23 not included in the tax incentive agreement as approved public infrastructure costs
24 or approved signature project costs. This percentage shall be communicated by the
25 authority to the Department of Revenue, which shall use the information in
26 administering the sales tax refund permitted by KRS 139.515.

27 (7) If state income taxes or local occupational license taxes are included for a project

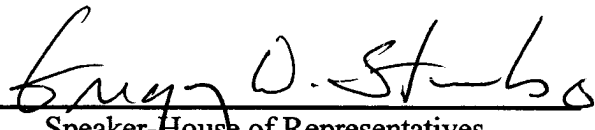
1 that includes office space, the authority shall consider the impact of pledging these
2 taxes on the ability to utilize other economic development projects at a later date.

- 3 (8) The pledge of state incremental tax revenues of the Commonwealth by the authority
4 shall be implemented through the execution of a tax incentive agreement between
5 the Commonwealth and the agency, city, or county in accordance with KRS 154.30-
6 070.


7 (9) Notwithstanding the minimum capital investment of two hundred million dollars
8 (\$200,000,000) required by subsection (2)(b)1.b. of this section, the authority
9 may, upon application of an agency that:

10 (a) Was approved to proceed with a project after January 1, 2008, but before
11 January 1, 2013, that, at the time of approval pledged to make the two
12 hundred million dollar (\$200,000,000) investment requirement; and

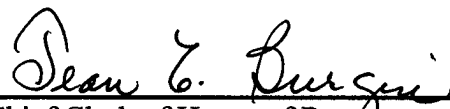
13 (b) Had a consultant report prepared pursuant to KRS 154.30-030(6);
14 approve a reduction in the required minimum capital investment to an amount
15 not less than one hundred fifty million (\$150,000,000), subject to a corresponding
16 adjustment of the maximum incremental revenue available for recovery as
17 appropriate, based upon the recommendation of the consultant who prepared the
18 report pursuant to KRS 154.30-030(6).



Speaker House of Representatives



President of Senate

Attest: 

Chief Clerk of House of Representatives

Approved 

Governor

Date 3-19-13